

MEMO

TO: Community, Economic and Human Development Committee
FROM: Jeffrey Smith, Senior Regional Planner, (213) 236 1867, e-mail: smithj@scag.ca.gov
DATE: November 4, 2004
SUBJECT: Intergovernmental Review Activity Report – 3rd Quarter 2004

Recommended Action:
Information

Summary:

SCAG's Intergovernmental Review Section (IGR) is responsible for performing a consistency review for regionally significant local plans, projects and programs with policies of the Regional Comprehensive Plan and Guide and the Regional Transportation Plan.

Attached for the Committee's information is a report on IGR activity for the Third Quarter 2004. This report also provides information on the proposed potential number of dwelling units and square footage of new development based on information received by SCAG's IGR Section.

Fiscal Impact:

The staff resources necessary for Intergovernmental Review are contained within the Fiscal Year 2004 / 2005 SCAG Budget.

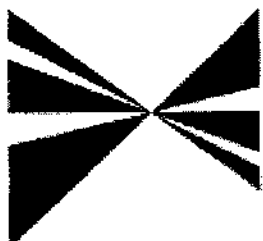
**3RD QUARTER
2004****A QUARTERLY
SUMMARY ON IGR
SUBMITTALS AND
DEVELOPMENT
ACTIVITY IN THE
SCAG REGION**

FOR THE 3RD QUARTER
OF 2004, SCAG'S
IGR SECTION
RECEIVED, LOGGED
AND REVIEWED OVER
240 DOCUMENTS FOR
A VARIETY OF
PROJECTS, PROGRAMS
AND PLANS WITHIN THE
SIX COUNTY SCAG
REGION.

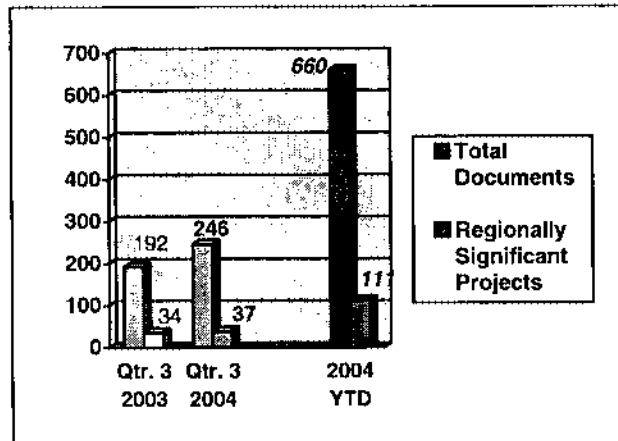
ON AVERAGE, SCAG'S
IGR SECTION
RECEIVES OVER 650
DOCUMENTS EACH
YEAR.

IN THIS ISSUE:
IGR
YEAR 2003
ACTIVITY SUMMARY
PAGE 8

SOUTHERN CALIFORNIA

ASSOCIATION OF
GOVERNMENTS**IGR BULLETIN - 2004****3RD QUARTER — 2004: IGR ACTIVITY SUMMARY**

For the 3rd Quarter of 2004, SCAG's Intergovernmental Review (IGR) Section received, logged and reviewed 246 documents for a variety of projects, programs and plans within the six County SCAG region. This is an increase in the number of documents received for the same quarter last year. In addition, there is a small increase in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 650 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the 3rd Quarter of 2004.

- More than half of the documentation received for this month was from Los Angeles, Orange and Riverside Counties. The documentation was for projects related to public facilities and residential projects.

Of the total documentation received, information also included 51 development projects related to commercial, industrial mixed-use, office and residential activity. Of that total, nine projects are of regional significance. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 6 shows the general location of each development type.

DEVELOPMENT TYPES	REG. SIGNIFICANT PROJECTS	NON. SIGNIFICANT PROJECTS	TOTAL SF / DU
COMMERCIAL	700,000 SF	714,518 SF	1,414,518 SF
INDUSTRIAL	0 SF	519,393 SF	519,393 SF
	387,000 SF	239,354 SF SF	626,354 SF
MIXED-USE	600 DU	2,441 DU	3,041 DU
OFFICE	1,565,624 SF	67,167 SF	1,632,791 SF
RESIDENTIAL	5,842 DU	2,391 DU	8,233 DU

- COMMERCIAL:** Staff received documentation on eight commercial projects. These projects represent a development potential of 1,414,518 square feet of commercial floor space. One commercial project of regional significance was received. **The Commons, El Centro** considers the development of 700,00 square feet of commercial retail space divided into individual retail stores varying in size from approximately 4,000 square feet to approximately 190,000 square feet. The proposed Project is located south of Interstate 8 north of Danenberg Road, east of Dogwood Avenue in the City of El Centro. The majority of the new commercial floor will be developed in Imperial County.
- INDUSTRIAL:** Staff received documentation on three industrial projects. These projects represent a development potential of 519,393 square feet of industrial floor area. No industrial projects or regional significance were received. The majority of the new industrial floor area will be developed in Riverside County.
- MIXED-USE:** Staff received documentation on ten mixed-use projects. These projects represent a development potential of 3,041 residential units along with 626,354 square feet of industrial/commercial/retail space. One mixed-use project of regional significance was received. (Continued on page 2)

3RD QUARTER
2004

SEE PAGES 3, 4 AND 5
FOR A SUMMARY OF
PROJECTS AND PAGE 6
FOR A MAP OF
PROJECT LOCATIONS.

3RD QUARTER – 2004: IGR ACTIVITY SUMMARY, CONT.

- **MIXED-USE (CONT.):** **The Hitch Ranch Specific Plan** considers the development of 600 residential units, up to 37,500 square feet of institutional land uses, and approximately 350,000 square feet of industrial floor area. The proposed 281-acre site is north of Poindexter Avenue and west of Casey Road in the City of Moorpark. The majority of the new mixed-used development floor area and residential units will be developed in Ventura County.

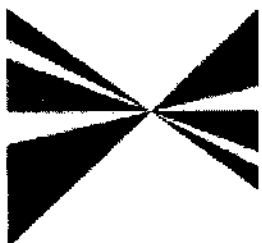
- **OFFICE:** Staff received documentation on four office projects. These projects represent a development potential of 1,632,791 square feet of floor area. Three office projects of regional significance were received. The **Long Beach Memorial Medical Center Expansion** considers a master plan for land uses and the development of specific project elements within an approximately 54-acre project area within the City of Long Beach. Specifically, the proposed Project is located at 2801 Atlantic Avenue in the City of Long Beach. The **Burbank Media Studios North Project** considers amending the current project by extending the proposed boundaries by incorporating a strip of land along Avon Street previously owned by Lockheed, totaling approximately 0.52-acres. The amendment would also expand the current development entitlement of 650,000 square feet by approximately 275,000 square feet to construct additional office and related parking facilities.. The **St. Jude Medical Center Replacement Plan** considers the replacement and enhancement of the facilities at St. Jude Medical Center in the City of Fullerton. The proposed Project is intended to meet future demand for hospital facilities and to meet the current seismic safety compliance requirements for acute care buildings. Proposed improvements, which would occur in four phases over a 26-year period, include 512 beds, 940,624 square feet of building area, and 1,524 parking spaces. The majority of the new mixed-used development floor area and residential units will be developed in Orange County.

- **RESIDENTIAL:** Staff received documentation on twenty-six residential projects. These projects represent a development potential of 8,233 residential units. Four residential projects of regional significance were received. The majority of the proposed new residential units will be developed in Los Angeles County. . The **Mountain Park Specific Plan** considers the development of up to 2,500 residential units; a city fire station; an elementary or middle school site; open space and a number of additional community and institutional uses. The 3,000-acre project area is located in Gypsum Canyon, south of the Riverside (SR-91) Freeway, in Orange County. The **NorthLake Specific Plan** considers a phased implementation for the development of 1,260 single-family residential units and 472 multi-family units for a total of 1,732 dwelling units. The 669.2-acre project site is located north of Castaic, east of I-5, west of Castaic Lake in Castaic, unincorporated north Los Angeles County. The **Vila Borba Project** considers the development of 631 residential units that includes 351 single-family dwelling units and 280 multiple family units. The proposed Project also includes five acres of commercial use on a 336-acres site. The proposed Project is located just west of the Chino Valley (SR-71) Freeway and south of Pine Avenue in the City of Chino Hills. The **Keystone Project** considers the development of 96 single family residential lots, 218 apartment units and 665 townhouse units for a total of 976 residential units. The proposed Project will also include a park and school. The 276-acre project site is located along the future extension of Golden Valley Road and to the north of the future Newhall Ranch Road and Golden Valley Road intersection, within the community of Canyon Country in the City of Santa Clarita.

IGR WEB PAGE

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at www.scag.ca.gov/igr/.

SOUTHERN CALIFORNIA



ASSOCIATION of
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SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

INTERGOVERNMENTAL REVIEW SECTION



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

PROJECT DEVELOPMENT SUMMARY

3RD QUARTER - JULY 2004

JULY										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
City of LA	LA	Los Angeles	1. Mayflower Gardens Senior Housing		RES	75	-	40444	N	Grant: Low income senior housing.
City of LA	LA	Los Angeles	2. Parthenia Street Senior Housing		RES	77	-	40406	N	Grant: Low income senior housing.
SGVCOG	LA	Glendora	3. Arboreta William Lyon Homes	27.6	RES	155	-	40343	N	Single family residential development.
OCCOG	OR	Santa Ana	4. City Place West		MXU	242	57,700	40418	N	Res., commercial mixed use develop.
SBCCOG	LA	Man. Beach	5. Man. Village Shopping Center		COM	-	122,200	40419	N	Commercial shopping center
City of LA	LA	Los Angeles	6. JSM Milano Mixed-Use Project		MXU	196	10,259	40422	N	Res., commercial mix use project.
VCCOG	VEN	Moorpark	7. Hitch Ranch Specific Plan		MXU	600	387,500	40426	Y	Res., industrial mix-use project.
North LA	LA	LA County	8. Meadow Peak Project	452.8	RES	479	-	40432	N	Single family residential development.
SBCCOG	LA	Hawthorne	9. Hawthorne Acacia Hotels		COM	-	200 rooms	40443	N	Hotel construction, 200 rooms.
IVAG	IMP	El Centro	10. The Commons, El Centro		COM	-	700,000	40445	Y	Commercial shopping center
GWCCOG	LA	Long Beach	11. Olson Co. Promenade		MXU	97	12,820	40449	N	Res., commercial mixed use develop.
City of LA	LA	Los Angeles	12. New Dana Strand Senior Homes		RES	99	-	40482	N	Grant: Low income senior housing.
SANBAG	SB	S. Bernardino	13. Housing for the Elderly		RES	60	-	40493	N	Grant: Low income senior housing.
SANBAG	SB	Fontana	14. HUD 202 Senior Housing		RES	60	-	40503	N	Grant: Low income senior housing.
City of LA	LA	Los Angeles	15. Gridley Ranch Family Housing		RES	64	-	40463	N	Affordable housing development.
LVAOG	LA	Agoura Hills	16. Alesco Agoura Business Park		OFC	-	67,167	40464	N	Office development. Nine, two story bldgs.
GWCCOG	LA	Long Beach	17. W. Gateway Redevelopment Project		MXU	853	15,000	40465	Y	Residential, commercial mix.
CVAG	RIV	Riverside Co.	18. Residential Development - SP 340	52	MXU	394	22,600	40473	N	SF/MF/Commercial development.
OCCOG	OR	Anaheim	19. Mountain Park Specific Plan	3001	RES	2,500	-	40479	Y	Single family residential development.
SBCCOG	LA	Hawthorne	20. Three Unit Planned Development		RES	3	-	40486	N	Single family residential development.
SANBAG	SB	Rialto	21. Wal-Mart Supercenter		COM	-	270,000	40487	N	Commercial shopping center
GWCCOG	LA	Long Beach	22. Marina Shores East Comercial Ctr.	5.5	COM	-	70,000	40488	N	Commercial shopping center
SANBAG	SB	Fontana	23. Res. Development (TTM#03-26)	19.54	RES	55	-	40490	N	Single family residential development.
AVCOG	LA	S. Pasadena	24. Arroyo Oaks Senior Housing		MXU	20	6,125	40501	N	Mixed-use Senior Development.

See Page 4 for Project/Development Locations
Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206
 Docs #: 104007

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

INTERGOVERNMENTAL REVIEW SECTION



SOUTHERN CALIFORNIA
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PROJECT DEVELOPMENT SUMMARY

3RD QUARTER - AUGUST 2004

August										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
WRCOG	RIV	Beaumont	25. Highland Crossing Specific Plan	187	RES	408	-	40514	N	Single family residential development.
VCCOG	VEN	Oxnard	26. Residential Development		RES	156	-	40516	N	Single family residential development.
WRCOG	RIV	March Air Field	27. March Inland Port Aviation Facility	32	IND	-	305,293	40517	N	Industrial warehouse, distribution.
WSCOG	LA	W. Hollywood	28. Melrose Triangle		MXU	191	70,850	40518	N	Res., commercial mixed use develop.
WRCOG	RIV	Corona	29. Sierra Bella Specific Plan	320	RES	249	-	40531	N	Single family residential development.
North LA	LA	LA County	30. NorthLake Specific Plan	690	RES	1,331	-	40541	Y	Single family residential development.
IVAG	IMP	El Centro	31. Linda Vista El Centro		RES	227	-	40548	N	Single family residential development.
SBCCOG	LA	Hawthorne	32. Res. Planned Unit Development		RES	21	-	40552	N	Single family residential development.
SANBAG	SB	Chino Hills	33. Villa Borba Project	336	RES	631	-	40556	Y	Single family residential development.
GWCCOG	LA	Long Beach	34. LB Memorial Medical Center Exp	54	OFC	-	350,000	40557	Y	Medical office facility expansion.
VCCOG	VEN	Oxnard	35. Industrial Development	5.7	IND	-	114,100	40561	N	Industrial warehouse, distribution.
WSCOG	LA	W. Hollywood	36. Sunset Olive Mixed-Use Project		MXU	138	35,000	40563	N	Res., commercial mixed use develop.
AVCOG	LA	Burbank	37. Media Studios North		OFC	-	275,000	40493	Y	Office expansion/developemnt.
OCCOG	OR	Seal Beach	38. Village at Rossmoor Center		COM	-	78,068	40568	N	Commercial shopping center
VCCOG	VEN	Oxnard	39. Residential Development	7.61	RES	41	-	40575	N	Single family residential development.
SBCCOG	LA	Hawthorne	40. Res. Planned Unit Development		RES	11	-	40578	N	Single family residential development.
SBCCOG	LA	Hawthorne	41. Res. Planned Unit Development		RES	11	-	40579	N	Single family residential development.
North LA	LA	Santa Clarita	42. The Keystone		RES	979	-	40508	Y	Single family residential development.
OCCOG	OR	Fullerton	43. St. Jude Med. Ctr. Replacement Plan		OFC	-	940,624	40509	Y	Office/Medical facility.

See Page 4 for Project/Development Locations
Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206
 Docs #: 104007

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS **INTERGOVERNMENTAL REVIEW SECTION**



SOUTHERN CALIFORNIA
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PROJECT DEVELOPMENT SUMMARY

3RD QUARTER - SEPTEMBER 2004

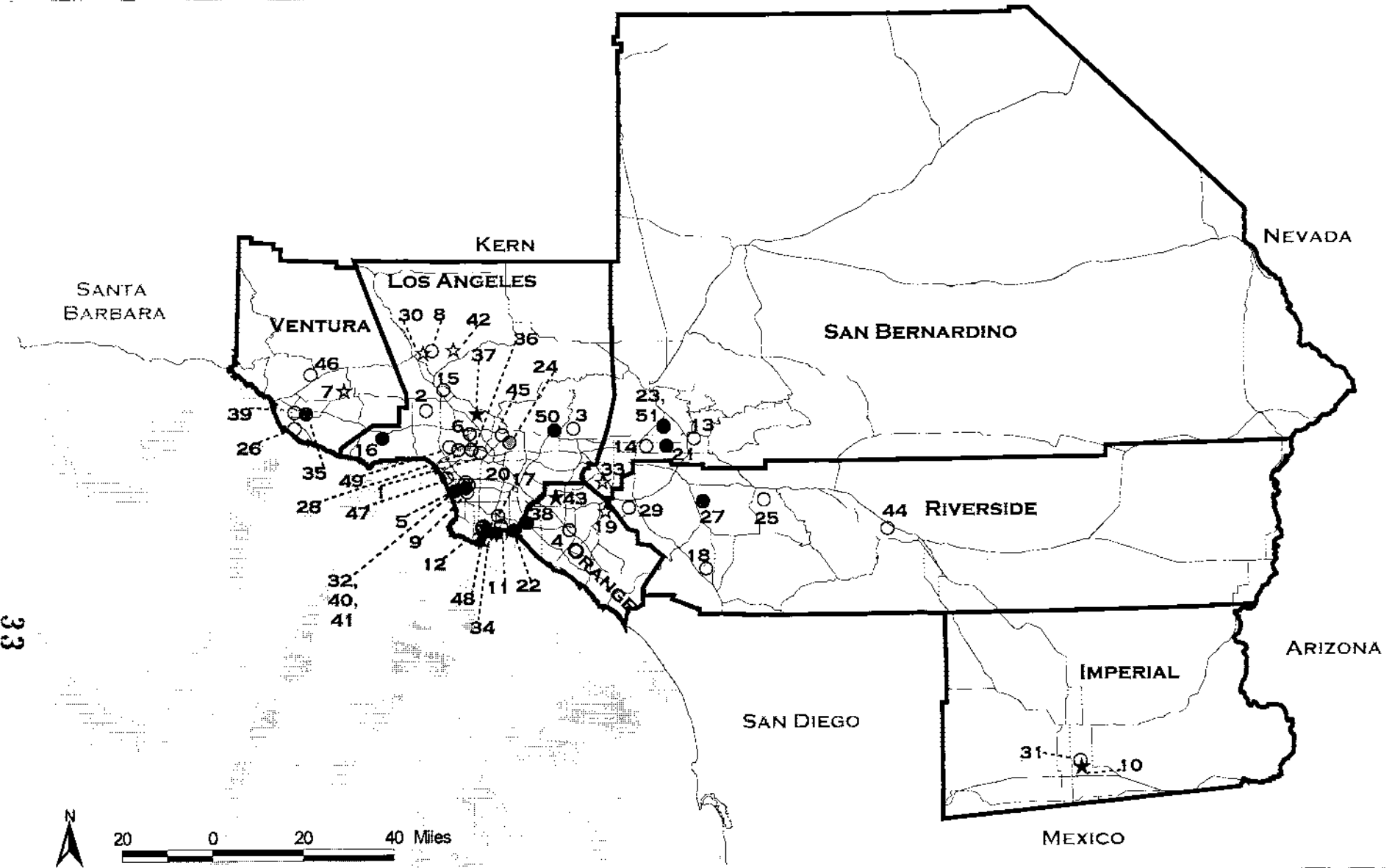
September										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
CVAG	RIV	Palm Desert	44. Cornishe of Bighorn	12	RES	38	-	40594	N	Residential townhomes.
AVCOG	LA	S. Pasadena	45. Residential Development		RES	17	-	40601	N	Condominium development.
VCCOG	VEN	Santa Paula	46. Santa Paula Family Apartments		RES	50	-	40605	N	Residential development.
City of LA	LA	Los Angeles	47. Villa Marina		MXU	310	9,000	40608	N	Res., commercial mixed use develop.
City of LA	LA	Los Angeles	48. Union Ice Expansion Project		IND	-	100,000	40614	N	Warehouse expansion.
City of LA	LA	Los Angeles	49. Wilshire Comstock Project		RES	35	-	40623	N	Condominium development.
SGVCOG	LA	Irwindale	50. Commercial Development Project		COM	-	1,250	40631	N	Commercial expansion project
SANBAG	SB	Fontana	51. Home Depot Center	14	COM	-	173,000	40644	N	Commercial development

See Page 4 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 104007



PROJECT DEVELOPMENT LOCATIONS - 3RD QUARTER 2004

- | | |
|--------------|---|
| ● COMMERCIAL | ● OFFICE |
| ● INDUSTRIAL | ○ RESIDENTIAL |
| ○ MIXED-USE | ★ REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |

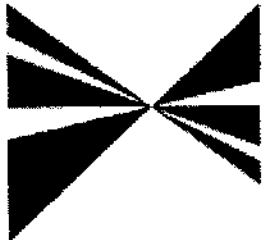


**SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS**

**3RD QUARTER
2004**

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SOUTHERN CALIFORNIA

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IGR YEAR 2004 ACTIVITY SUMMARY

QUARTERLY ACTIVITY	1 ST QTR	2 ND QTR	3 RD QTR	4 TH QTR
TOTAL DOCUMENTS RECEIVED	197	217	246	
REGIONALLY SIGNIFICANT PROJECTS REVIEWED	31	44	37	

DOCUMENT TYPE	ALL DOCUMENTS	REG. SIG. DOCUMENTS
NOP	59	18
DRAFT EIR/EIS	44	13
IS / EA	22	3
ND / MND	61	3
PERMIT	40	0
GRANTS	20	0
TOTALS	246	37

DEVELOPMENT TYPE	ALL PROJECTS	REG. SIG. PROJECTS
COMMERCIAL	13	3
GENERAL PLAN	22	6
INDUSTRIAL	3	0
MIXED-USE	11	4
OFFICE	4	2
PUBLIC FACILITIES	119	6
RESIDENTIAL	55	9
TRANSPORTATION	19	7
TOTALS	246	37

PROJECTS BY COUNTY	ALL PROJECTS	REG. SIG. PROJECTS
IMPERIAL	5	2
LOS ANGELES	99	18
ORANGE	25	4
RIVERSIDE	47	7
SAN BERNARDINO	25	5
VENTURA	19	1
OTHER / OUTSIDE SCAG	26	0
TOTALS	246	37

INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Environmental Division, within Department of Planning and Policy. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.